

# **EXHIBIT B**

MONROE COUNTY CLERK'S OFFICE

Return To:

BOX 178

Index DEEDS

Book 10365 Page 0252

No. Pages 0003

Instrument DEED

Date : 10/03/2006

Time : 1:30:00

Control # 200610030567

WAGNER			
PAMELA	ANN		
VANEPPS		TT#	TT 0000 004715
RICHARD	A		
VANEPPS		Employee ID	JM40
COLLEEN	A		

MORTGAGE TAX

TRANS TAX	\$ 352.00	MORTGAGE AMOUNT	\$ .00
FILE FEE-S	\$ 66.00	BASIC MORTGAGE TAX	\$ .00
FILE FEE-C	\$ 9.00	SPEC ADDIT MTG TAX	\$ .00
FILE FEE-S	\$ 19.00	ADDITIONAL MTG TAX	\$ .00
FILE FEE-C	\$ 8.00	Total	\$ .00
REC FEE	\$ 9.00		
MISC FEE-C	\$ 5.00		
	\$ .00		
	\$ .00		

Total: \$ 468.00

STATE OF NEW YORK  
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING - THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE.	TRANSFER AMT \$ 88,000.00
	TRANSFER TAX \$ 352.00

Cheryl Dinolfo  
Monroe County Clerk



D103650252

THIS INDENTURE made September 19, 2006

Between, PAMELA ANN WAGNER, residing at 127 Westwood Drive, Rochester, New York 14616,

A.

A.

party of the first part, and

RICHARD VAN EPPS and COLLEEN VAN EPPS, husband and wife, residing at 1775 Portland Avenue, Rochester, New York 14617,

party of the second part,

WITNESSETH that the party of the first part, in consideration of --- ONE AND MORE-----Dollars (\$1.00 + more) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Greece, County of Monroe and State of New York, bounded and described as follows: known and distinguished as Lot No. 21 as laid down on a map of Westwood Manor, a subdivision of the Conrad Baker Farm, dated April 30, 1923, filed in Monroe County Clerk's Office in Liber 55 of Maps, page 35; said Lot No. 21 fronts 50 feet on the easterly side of Simon Road (now known as Westwood Drive) and extends back of equal width 125 feet, all as shown on the map above referred to.

Subject to all public utility easements, all easements, restrictions and building restrictions affecting the premises herein, and subject to all easements and restrictions common to the tract or subdivision.

Being the same premises conveyed to the parties of the first part by Bargain & Sale Deed dated November 24, 1997 and recorded December 12, 1997 in the Monroe County Clerk's Office in Liber 8950 of Deeds, at page 22.

TAX ACCOUNT NO.: 060.73-3-28

TAX MAILING ADDRESS: 127 Westwood Drive, Rochester, NY 14616

*Property address*

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants as follows:

First, That the party of the second part shall quietly enjoy the said premises;

Second, That the party of the first part will forever warrant the title to said premises.

Third, the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed  
the day and year first above written.

In Presence of

Pamela Ann Wagner L.S.

Pamela Ann Wagner

STATE OF NEW YORK, COUNTY OF MONROE) SS.:

On the 19 day of September , 2006 before me, the undersigned,  
personally appeared Pamela Ann Wagner, personally known to me or proved to me  
on the basis of satisfactory evidence to be the individual(s) whose name  
are/is subscribed to the within instrument and acknowledged to me that  
they/he/she executed the same in their/his/her capacity, and that by  
their/his/her signature(s) on the instrument, the individual(s), or the person  
upon behalf of which the individual(s) acted, executed this instrument.

  
NOTARY PUBLIC - Monroe City - NYS  
Ross J. Cammarata  
Comm. Exp. 01-22-2010

